

**REDEVELOPMENT AGENCY
MARCH 14, 2000**

The meeting called to order as the City Council at 10:14 a.m. by Mayor Golding.

Roll Call Wear, Kehoe, McCarty,
 Vargas and Mayor Golding

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Charles Abdelnour, Secretary

Excused Mathis, Stevens, Warden and Stallings

The meeting adjourned as the City Council at 10:28 a.m.

The meeting reconvened as the Redevelopment Agency at 10:29 a.m.

Consent-Adoption

1. Approving resolutions and documents to:

(RA 2000-109)

Accepting the Redevelopment Agency Fiscal Year 1999 Annual Report and Annual Financial Report and transmitting the report approval.

See Redevelopment Agency report dated February 14, 2000.

Council Companion Item No. 339

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution number R-03115, and Redevelopment Agency Document numbers D-03115a and D-03115b; and City Council Resolution number R-292875.

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Consent-Adoption

2. Approving resolution and document to:

(RA 2000-93)

Authorizing the Executive Director, or designee, to execute a First amendment to Agreement for Consulting Services with Keyser Marston Associates, Inc. for the Naval Training Center.

See Redevelopment Agency report dated January 27, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution number R-03116, and Redevelopment Agency Document number D-03116.

3. Approving resolution and document to:

(RA 2000-103)

Authorizing the Executive Director, or designee, to execute an Agreement with Robert F. Driver Company to provide insurance brokerage services for the Agency.

See Redevelopment Agency report dated February 14, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution number R-03117, and Redevelopment Agency Document number D-03117.

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Consent-Adoption

4. Approving resolutions and document to:

(RA 2000-108)

Authorizing the Executive Director or his designee, to execute the First Implementation Agreement to the Disposition and Development Agreement for the City Heights Urban Village Retail Project.

(RA 2000-110)

State for the record that the Mitigated negative Declaration has been reviewed and considered.

See Redevelopment Agency report RA 00-04, dated March 8, 2000.

No one spoke in opposition to these items.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution numbers R-03118, and R-03119; Redevelopment Agency Document number D-03118.

5. Approving resolution to:

(RA 2000-98)

Authorizing the corporation on behalf of the agency, to advertise and receive bids for the construction and installation of East Village Streetlights, Phase IV Project and to administer said contract; authorizing the Executive Director of the Redevelopment Agency, or his designee, to award the contract to the lowest responsible bidder; making certain findings that the proposed improvements are of benefit to the Centre City Redevelopment Project Area; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the implementation plan adopted for the project pursuant to Health and Safety Code 33490; approving an amendment to the budget.

See Centre City Development Corporation report dated February 15, 2000.

Council Companion Item No. 340

David Allsbrook, project manager, Centre City Development stated for this record this item opened and closed.

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Consent-Adoption

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution number R-03120; and City Council Resolution number R-292876.

6. Approving resolutions to:

(RA 2000-102)

Authorizing the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series, 2000A in an amount not to exceed \$7.0 million; approving Preliminary Official Statement describing the proposed issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds Series 2000A authorizing certain other matters pertaining to the issuance and sale of the proposed Tax Allocation Bonds.

(RA 2000-105)

Authorizing the purchase of an surety bond to provide for the reserve requirements in the existing Tax Allocation Bond, Series 1992, and Series 1993 A and B in an amount not to exceed 3.5% of reserve requirements; and authorizing a budget amendment in the amount of \$11 million to the Ballpark Project of the Centre City Redevelopment Project with any additional amounts received to be programmed in the Fiscal Year 2001 Budget.

See Centre City Development Corporation report dated February 29, 2000.

Council Companion Item No. 341

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution numbers R-03121 and R-03122; and City Council Resolution number R-292877.

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Consent-Adoption

7. Approving resolution and document:

(RA 2000-112)

Approving an agreement with SVERDRUP Civil, Inc. for the remediation and excavation of soils affected by regulated substances, utility demolition and archaeology monitoring in the amount of \$2,180,000.

See Centre City Development Corporation report dated March 1, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution number R-03123; Redevelopment Agency Document number D-03123.

8. Approving resolution and document to:

(RA 2000-111)

Approving the Third Amendment to the Agreement with Daley & Heft for Special Legal Services in the amount of \$600,000.

See Centre City Development Corporation report dated February 14, 2000.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution number R-03124; and Redevelopment Agency Document number D-03124.

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Adoption

9. Approval of the Proposed Bond Financing for FY 99/00.

(RA 2000-75)

A resolution of the Redevelopment Agency of the City of San Diego authorizing the issuance of not to exceed \$4,000,000 aggregate principal amount of the Agency's Central Imperial Redevelopment Project Tax Allocation Bonds, the execution and delivery of a Master Trust Agreement, a First Supplemental Trust Agreement, a Bond Purchase Agreement, an Preliminary Official Statement and approving certain other matters in connection therewith.

(RA 2000-76 Cor.Copy 3/9/00))

A resolution of the Redevelopment Agency of the City of San Diego authorizing the issuance of not to exceed \$2,000,000 aggregate principle amount of the Agency's Southcrest Redevelopment Project Tax Allocation Bonds, the execution and delivery of a Second Supplemental Trust Agreement, a Bond Purchase Agreement, an Official Statement and approving certain other matters in connection therewith.

(RA 2000-113)

A resolution of the Redevelopment Agency declaring its official intent to reimburse itself with the proceeds of a future tax-exempt borrowing for certain capital expenditures to be undertaken by the Agency; identifying said capital expenditures and the funds to be used for such payment; and providing certain other matters in connection therewith.

(RA 2000-114)

That the Redevelopment Agency approve an amendment to the FY 99/00 Project Budget to include \$3,735,080 in the Central Imperial Redevelopment Project Area and \$1,815,669 in the Southcrest Redevelopment Project Area of net proceeds from the 2000 Tax Allocation Bonds as follows:

<u>Project/Expense</u>	<u>Cost</u>
<u>Central Imperial</u>	
Repayment of Imperial Developer Loan to the Agency	\$ 935,000
Public Improvement	1,000,000
Affordable Housing Projects	<u>1,800,080</u>
Total	\$3,735,080
<u>Southcrest</u>	
43 rd Street Realignment	\$2,000,000
Site Acquisition for Affordable Housing Projects	<u>815,669</u>
Total	\$1,815,669

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Item No. 9 (Continued)

The funds will be used to augment project implementation costs, payment of loan, planning and administration, redevelopment legal services, environmental finance and acquisition in the Central Imperial and Southcrest Redevelopment Project areas; that the executive director of the agency, or designee, is authorized to expend \$5,550,749 for the aforementioned purposes.

See Southeastern Economic Development Corporation report no. 00-005, dated February 15, 2000.

Council Companion Item No. 346.

Motion by Member McCarty to continue this item to April 11, 2000 at the City Manager's request for full Council (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Vargas

Vote: 5-0

10. **Approval of a First Implementation to the Disposition and Development Agreement with Pacific Development Partners.**

(RA 2000-106)

That the Redevelopment Agency adopt a resolution approving the First amendment to the Disposition and Development Agreement with Pacific Development Partners.

See Southeastern Economic Development Corporation report no. 00-011, dated February 25, 2000.

Motion by Member McCarty to continue this item to April 11, 2000 at the City Manager's request for full Council (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Vargas

Vote: 5-0

11 Approving resolution and document to:

(RA 2000-101)

That the Redevelopment Agency adopt a resolution: (1) approving the Purchase and Sale Agreement by and between the property owners Javier Ayala and Juvenal Moreno and the Redevelopment Agency; and (2) making certain findings for benefit to the Gateway Center West Project Area for the use of housing set-aside funds within the Central Imperial Redevelopment Project Area.

See Southeastern Economic Development Corporation report no. 00-010, dated February 17, 2000.

Council Companion Item No. 343.

REDEVELOPMENT AGENCY MINUTES - MARCH 14, 2000

Item No. 11 (Continued)

No one spoke in opposition to this item.

Motion by Member Kehoe to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Wear

Vote: 5-0

Redevelopment Agency Resolution number R-03125; and Redevelopment Agency Document number D-03125; and City Council Resolution number R-292878.

The meeting adjourned as the Redevelopment Agency at 10:30 a.m.

The meeting reconvened as the Special Joint Redevelopment Agency and City Council at 10:31 a.m.

Adoption-Joint Public Hearing

12. Approving resolutions and document to:

(RA 2000-115)

That the Redevelopment Agency approve a Second Amended Disposition and Development Agreement and that the Redevelopment Agency accept the reconveyance of Lot 34.

See Southeastern Economic Development Corporation report no. 00-009, dated February 24, 2000.

Council Companion Item No. 601

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Mathis, Stevens, Warden and Stallings not present)

Second by Member Kehoe

Vote: 5-0

Redevelopment Agency Resolution number R-03126; and Redevelopment Agency Document number D-03126; and City Council Resolution number R-292880.

CONSENT AGENDA, DISCUSSION, HEARINGS

13. Conference with Real Property Negotiator, pursuant to California Government Code section 54956.8:

Property: San Diego Naval Training Center

Agency Negotiator: Agency Executive Director and Agency Negotiation Team

Negotiating Parties: Redevelopment Agency and McMillian Company

Under Negotiation: Disposition and Development Agreement

Prior to Agency discussion in Closed Session and in compliance with the Brown Act (California Government Code section 54956.8), this issue is listed on the docket only for public testimony.

There is no Agency discussion of this item. The Agency's actions are:

- 1) Open the Public hearing and accept testimony from any members of the public wishing to address the agency on this subject.
- 2) Conclude and close the Public Hearing; and
- 3) Adjourn into Closed Session at 9:00 a.m. on April 11, 2000.

NOTE: Members of the public wishing to address the Agency on this item should speak "in favor: or "in opposition" to the subject.

Staff: Marcela Escobar-Eck 236-6499

Hearing held; referred to Closed Session on Tuesday, April 11, 2000 at 9:00 a.m.

Adjournment

The meeting adjourned as the Special Joint Redevelopment Agency and City Council at 10:32 a.m.

Secretary of the Redevelopment Agency
of the City of San Diego, California